



30 Suelin Street, Boondall

## Impressive Family Residence on 853m<sup>2</sup> in a Whisper-Quiet Cul-de-Sac

An exceptional opportunity to secure your future, this outstanding family home offers the rare and highly sought-after combination of size, position and presentation. Set on a generous 853m<sup>2</sup> level block in a tightly held cul-de-sac, this beautifully upgraded residence delivers space, comfort and timeless appeal in equal measure.

Lovingly maintained and thoughtfully renovated, the home showcases a highly functional two-level floorplan with spacious proportions and the enduring quality of a solid brick build. Whether you're a growing family or a savvy investor, this is a property that truly stands out.

Perfectly positioned in the high-growth suburb of Boondall, just 14km from the Brisbane CBD, the location is second to none. Enjoy seamless access to Brisbane Airport, the Gateway Motorway and direct routes to both the Sunshine and Gold Coasts. Public transport is easily accessible with nearby bus routes and Boondall Train Station, while everyday convenience is assured with local shops at the end of the street and Taigum Square (Woolworths, Big W and specialty stores) just a short stroll or two-minute drive away.

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### FOR SALE

For Sale Now

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Surrounded by quality homes, leafy parks and excellent schools including Nudgee College, Boondall State School and Sandgate District High School, this is a truly family-friendly setting. Local cafés and shops are within walking distance, offering a relaxed lifestyle you and your family will absolutely love.

#### What You'll Love

- " Expansive 853m<sup>2</sup> level block in a quiet cul-de-sac
- Opportunity for subdivision if desired now, or in future (STCA)
- " Desirable north/south aspect capturing natural light and breezes
- " Solid, immaculate brick construction —move-in ready or ideal low-maintenance investment
- " Beautifully renovated throughout —nothing to do but enjoy
- Versatile two-level layout with internal stairs and exceptional living space
- Generous lounge and dining areas plus an additional family room or kids' retreat
- Large covered outdoor entertaining area overlooking the inground salt-water pool and private backyard
- Renovated granite kitchen with ample storage and bench space
- Five spacious bedrooms, four with built-in wardrobes
- Three bathrooms, including ensuite to the master and guest bathroom downstairs
- Air conditioning, ceiling fans and security features for year-round comfort
- Secure remote triple garage with internal access and additional storage
- Expansive front and rear yards with secure parking for a boat, van or trailer

A home of this calibre, on such a substantial block and in such a premium location, is a rare find. Act quickly —opportunities like this do not last.

#### Quick Facts:

- " Land Size: 853m<sup>2</sup>
- Building & Pest Report: Available
- Brisbane City Council Rates: Approx. \$675.48 per quarter
- School Catchments: Boondall State School & Sandgate District State High School

For further information or to arrange your inspection, please contact Amanda Waters today.

#### MORE DETAILS

Property ID	3BM4F1R
Property Type	House
Land Area	853 m2
Including	Deck
	Dishwasher

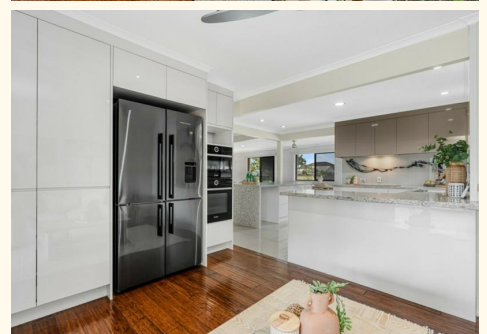
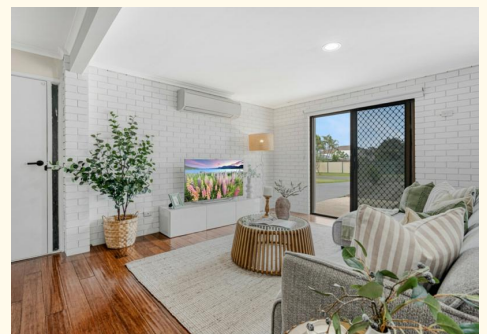
#### Amanda Waters 0402 109 955

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## 30 Suelin Street



Lower Level



Upper Level



**Internal 191 m<sup>2</sup> | External 224 m<sup>2</sup> | Total 415 m<sup>2</sup>**

*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*